

COMMUNITY MEETING REPORT
Petitioner: The Drakeford Company/Sauss Burbank
Rezoning Petition No. 2020-002

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A. Notice was deposited into the U.S. mail on February 12th. A copy of the written notice is attached as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, February 26th at 6:15pm at St. John's Baptist Church, 300 Hawthorn Ln., Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C. Members of the Petitioner's development in attendance at the required Community Meeting were Bobby Drakeford - land developer, Peter Harakas – representative from the builder/architect and Nick Bushon – land planner.

SUMMARY OF PRESENTATION/DISCUSSION:

Overview of Petitioner's Presentation (See Presentation Slides attached as Exhibit D)

I. **Introduction and Overview of the Development Plans**

Bobby Drakeford (the petitioner) welcomed the attendees and introduced project team members Peter Harakas of Saussy Burbank and Nick Bushon of Design Resource Group.

Mr. Drakeford explained that the rezoning covered the .55-acre site (the "Site") located at 2547/2549 Vail Ave. and 2553/2555 Vail Ave. The site is currently zoned R-22MF and the proposed zoning is UR-2(CD). Two, identical duplexes occupy the site. One resident note that a prior communication cited 2543/2545 rather than 2553/2555. This address contains a like structure.

Mr. Drakeford explained that the current zoning of R22-MF allows for up to 14 multifamily units. The proposed UR-2(CD) zoning will limit the site to two duplexes with a reduction in the setback being the primary change that the zoning will allow. The difference in the CD zoning and the current R22-MF conventional zoning was also addressed. Land planner Nick Bushon

COMMUNITY MEETING REPORT
Petitioner: The Drakeford Company/Sauss Burbank
Rezoning Petition No. 2020-002

provided site plan details that emphasized the setbacks. The proposed plan will improve the conditions while minimizing the impact on stream in the rear. Nick explained that an eight-foot planting strips and six-foot sidewalk will be installed. Neither currently exist. He also addressed the Tree Save Ordinance and other buffer requirements. There was an interactive discussion about the suitability of R22-MF zoning for townhome communities, as opposed to stacked flats. The team also explained why r22-MF is better suited for suburban settings. Townhome community setback are better determined by the relationship to the streets. The landscaping requirements as determined by the urban forester were also discussed. The community inquired about large maturing tree installation and their separation.

Peter Harakas showed representative elevations, both photographs and renderings. Peter explained the architectural intent and style. Floor plan details were provided. All units will contain three bedrooms with a two-car garage, living and kitchen areas on the 2nd level and bedrooms on the third. The exterior will be a combination of brick, hardi, wood shutters, etc. Terraces will be included on the back of each unit. Plans are not final. Floor heights will be nine – 10 feet, and the total building height will be in the 45 to 50-foot range. The residents and builder agreed that the details of the architecture will be important with making the project fit into the neighborhood.

Bobby Drakeford spoke on the rezoning timeline, which included the dates for the public hearing, zoning committee and then the decision. An overall project timeline that included starting construction in the 3rd quarter of 2020 and completion in early 2nd quarter 2021.

II. Summary of Questions / Comments and Responses:

Resident expressed concerns about congestion caused on street parking in the curb which causes a traffic pinch point. The team acknowledged that congestion can occur when cars park on the street. This site plan does encourage people to park on the street as a two-car garage is being provided. There is currently one parking space per unit.

A resident why the UR-2(CD) zoning is needed instead of developing under R22-MF? Nick explained that the current R22-MF zoning is more appropriate when building stacked flats, particularly in suburban communities. The reduces setback also allows for the development to avoid the stream. The side yards are not changing much, nor or the other conditions. The proposed building heights are 5 – 10 ft. higher under this conditional plan.

Resident asked about the unit square footages. One building will contain approximately 3,200 sq. ft. units while the other will offer approximately 2,800 sq. ft.

Resident asked about the price points. Prices are anticipated to range from \$600k to \$700k.

COMMUNITY MEETING REPORT
Petitioner: The Drakeford Company/Saussy Burbank
Rezoning Petition No. 2020-002

Final plans and details will determine final price.

Resident asked about the anticipated building height. Buildings are expected to be 50 – 55 feet wide, and up to 70 ft. deep. Residents asked that we pay attention to the height and the relationship with buildings around it. The practitioner agreed that the details of the architecture will be important with making the project fit into the neighborhood.

Resident expressed concerns about building differentiation in order to fit character of the neighborhood. The practitioner agreed that the buildings will not be identical. Ideally the building will look similar with some difference between them.

Mr. Drakeford thanked everyone for attending and offer to host a follow up meeting if desired. There was no discussion about another gathering. The meeting was adjourned at 7:15 pm.

Respectfully submitted, this 12th day of March, 2020.

Exhibit A

2020_002 FREQUENCY	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	INIT_NUI	CITY	STATE	ZIP
2020_002	1 Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2020_002	1 Bruce Irons Camp Fund	Mollie	James	725 Providence Road	212	Charlotte	NC	28207
2020_002	1 Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2020_002	1 Chantilly Neighborhood Association	Rick	Winikker	2101 Shenandoah Ave		Charlotte	NC	28205
2020_002	1 Chantilly Neighborhood Association	Rick	Winikker	2121 Chesterfield Av		Charlotte	NC	28205
2020_002	1 Cherry Neighborhood Association	Kristen	Joyce	1922 Luther St		Charlotte	NC	28204
2020_002	1 Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2020_002	1 Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2020_002	1 Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2020_002	1 Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28205
2020_002	1 Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
2020_002	1 Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2020_002	1 Elizabeth	Stylianos	Alatisis	100 N. Laurel Ave		Charlotte	NC	28207
2020_002	1 Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2020_002	1 Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2020_002	1 Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2020_002	1 Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2020_002	1 Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2020_002	1 Grier Heights Community Improvement Organization	George A.	Wallace	3100 Leroy St		Charlotte	NC	28205
2020_002	1 Grier Heights Community Improvement Organization	Gloria	Green	3400 Burkland Dr		Charlotte	NC	28205
2020_002	1 Grier Heights Community Improvement Organization	Judith	Wilson Burkes	3115 Grierton Court	# 8	Charlotte	NC	28205
2020_002	1 Grier Heights Community Improvement Organization	Levon	Edwards	241 Heflin St		Charlotte	NC	28205
2020_002	1 Grier Heights Community Improvement Organization	Stacey	Brown	220 Fannie Circle		Charlotte	NC	28205
2020_002	1 Grier Heights	Sherilee	Goins	316 Skyland Avenue		Charlotte	NC	28205
2020_002	1 Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2020_002	1 Premier Foundation	Martez	Prince	3010 Monroe Rd #101		Charlotte	NC	28205
2020_002	1 Project 70 Forward	Judith	Brown	3115 Grierton Court	8	Charlotte	NC	28205

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIR	COWNERLAS	MAILADDR1	CITY	STATZIPCOI
2020-002	12711413 WARD	GREGORY JOHN			2553 CRANBROOK LN	CHARLOT NC	28203
2020-002	12711414 RI LLC	PETERS	ERNAS	LEMCKERT	PO BOX 1357	PINEVILLE NC	28134
2020-002	12711417 LEMCKERT				2530 VAIL AVE	CHARLOT NC	28207
2020-002	12711418 LLP ASSOC LLC	JAROD EVAN			304 E MOREHEAD ST	CHARLOT NC	28202
2020-002	12711419 BROWN	LISA DUNBAR			1930 LENNOX AVE	CHARLOT NC	28203
2020-002	12711425 STRUCKMEYER	JASON			2560 VAIL AVE	CHARLOT NC	28207
2020-002	12711426 KLOPOTOWSKI	DENNIS	JACQUELINE	ISIGUEN	2556 VAIL AVE	CHARLOT NC	28207
2020-002	12711427 ISIGUEN	CARLY S			2552 VAIL AVE	CHARLOT NC	28207
2020-002	12711428 SMITH	ALEXANDER DIL ERIN	BOGGS		2548 VAIL AVE	CHARLOT NC	28207
2020-002	12711429 LEE	FRANCIS C	AMANDA K	GAITSKILL	2544 VAIL AVE	CHARLOT NC	28207
2020-002	12711430 GAITSKILL				2540 VAIL AVE	CHARLOT NC	28207
2020-002	12711901 PULTE HOME COMP ^A				11121 CARMEL COMMONS BLV	CHARLOT NC	28226
2020-002	12712104 CURRY VAIL LLC				1001 BERKELEY AVE	CHARLOT NC	28203
2020-002	12712105 CURRY VAIL LLC	JAMES K			1001 BERKELEY AVE	CHARLOT NC	28204
2020-002	12712106 FOWLER				ALAN E HARM 401 HAWTHORNE LN UNIT 110	CHARLOT NC	28204
2020-002	12712107 LLP ASSCO LLC				CHARLOT NC	CHARLOT NC	28202
2020-002	12712108 ELIZABETH POINT LLC	FRED S	FRANCES C	BALLARD	304 E MOREHEAD ST	CHARLOT NC	28202
2020-002	12712109 BALLARD	ANNE LINDSAY			300 RIDGEWOOD AVE	CHARLOT NC	28209
2020-002	12712110 BROWN	PETER	AMY	OSTERBERG	218 N DOTGER AVE	CHARLOT NC	28207
2020-002	12712111 HASTINGS	KELLY MARIE	AMIR NICHOL SHAYEGHI		226 N DOTGER AVE	CHARLOT NC	28207
2020-002	12712112 SHAYEGHI	JAMES S			230 N DOTGER AVE	CHARLOT NC	28207
2020-002	12712113 MITCHENER				3101 GONEAWAY RD	CHARLOT NC	28210
2020-002	12712114 PULTE HOME COMP ^A				238 N DOTGER AVE	CHARLOT NC	28207
2020-002	12712115 PULTE HOME COMP ^A				11121 CARMEL COMMONS BLV	CHARLOT NC	28226
2020-002	12712127 WR NORWOOD FAM	UGO	JAMES H	COBB	11121 CARMEL COMMONS BLV	CHARLOT NC	28226
2020-002	12712128 EGBUNIKE	TIMOTHY W			1229 RAMA RD	CHARLOT NC	28211
2020-002	12712129 NORWOOD	CINDY JACOBS			550 NEW BERN STATION CT	CHARLOT NC	28209
2020-002	12712130 WRIGHT				1229 RAMA RD	CHARLOT NC	28211
					2607 VAIL AVE	CHARLOT NC	28207

2020-002	12712131	WR NORWOOD FAM		CHARLOT NC	28211
2020-002	12712132	WR NORWOOD FAM		CHARLOT NC	28211
2020-002	12712133	PETTERSON	NATHAN	CHARLOT NC	28207
2020-002	12712134	WR NORWOOD FAM		CHARLOT NC	28211
2020-002	12712135	WALES	Laura	CHARLOT NC	28211
2020-002	12712136	WR NORWOOD FAM		CHARLOT NC	28211
2020-002	12712137	WELLS	HELEN M	CHARLOT NC	28210
2020-002	12712138	FIGUEROA	MEGAN ANN	CHARLOT NC	28205
2020-002	12712139	WR NORWOOD FAM		CHARLOT NC	28205
2020-002	12712140	CAPAFORTE	SUZAN MARIE	HARRY CARL	KUMLE
2020-002	12712141	EGBUNIKE	UGO	JAMES H	COBB
2020-002	12712142	PHILIPPI	LOUIS J	550 NEW BERN STATION CT	CHARLOT NC
2020-002	12712143	WR NORWOOD FAM		2026 COATSDALE LN	MATTHEW NC
2020-002	12712144	WR NORWOOD FAM		1229 RAMA RD	CHARLOT NC
2020-002	12712145	WR NORWOOD FAM		1229 RAMA RD	CHARLOT NC
2020-002	12712146	WR NORWOOD FAM		1229 RAMA RD	CHARLOT NC
2020-002	12712147	WR NORWOOD FAM		1229 RAMA RD	CHARLOT NC
2020-002	12712148	WR NORWOOD FAM		1229 RAMA RD	CHARLOT NC
2020-002	12712174	EASTOVER ODYSSEY I		1706 CARTNESS PL	CHARLOT NC
2020-002	12712202	ROBINSON	AGEAN EDMIN	2500 1 CRANBROOK LN	CHARLOT NC
2020-002	12712203	SULLIVAN	ZACHARY BROW	2500 CRANBROOK LN UNIT 2	CHARLOT NC
2020-002	12712204	PATTON	CAITLIN R	2500 CRANBROOK LN UNIT 3	CHARLOT NC
2020-002	12712205	FRETWELL	JAMES L	PO BOX 31581	CHARLOT NC
2020-002	12712206	HUBER	LAUREN	2500 CRANBROOK LN UNIT 5	CHARLOT NC
2020-002	12712207	HAIRE	JENNIFER L	2500 CRANBROOK LN UNIT 6	CHARLOT NC
2020-002	12712208	CORBIN	STEPHEN TREN ALYSSA JOY	2500 CRANBROOK LN UNIT 7	CHARLOT NC
2020-002	12712209	MCGUIRE	KAMI JEAN	2205 CRESENT AV	CHARLOT NC
2020-002	12712210	DERMATAS	NICK S	2500 CRANBROOK LN UNIT 09	CHARLOT NC
2020-002	12712211	ABAINBRIDGE	JODIE	2500-10 CRANBROOK LN	CHARLOT NC

<u>2020-002</u>	12712213	ELKINS	TYLER HARDEN	ALLISON MOC CHAMBERS	312 EASTOVER WOODS CR	CHARLOT NC	28207
<u>2020-002</u>	12712214	MCCALLISTER	KIMBERLY F	2500 CRANBROOK LN UNIT 12	CHARLOT NC	28207	
<u>2020-002</u>	12712215	MCMANUS	ERIC A	2502 1 CRANBROOK LN	CHARLOT NC	28207	
<u>2020-002</u>	12712216	SCHENK	CAROLINE D	2502 CRANBROOK LN UNIT 2	CHARLOT NC	28207	
<u>2020-002</u>	12712217	CARDINAL	KARI LYNN	2502 CRANBROOK LN UNIT 3	CHARLOT NC	28207	
<u>2020-002</u>	12712218	CHANDLER	MATTHEW JOH	2502 CRANBROOK LN UNIT 4	CHARLOT NC	28207	
<u>2020-002</u>	12712219	VENEZIA	ELIZABETH	1107 LINDA LN	CHARLOT NC	28211	
<u>2020-002</u>	12712220	ZIELKE	CHRISTOPHER J	2502 CRANBROOK LN UNIT 6	CHARLOT NC	28207	
<u>2020-002</u>	12712221	WLDAWSKA	REBECCA M	2502 CRANBROOK LN UNIT 7	CHARLOT NC	28207	
<u>2020-002</u>	12712222	COYLE	LUIZA	2502 CRANBROOK LN UNIT 8	CHARLOT NC	28207	
<u>2020-002</u>	12712223	WOOTON	THOMAS III	2506 CRANBROOK LN UNIT 1	CHARLOT NC	28207	
<u>2020-002</u>	12712224	ROMANZO	MARCUS	2506 CRANBROOK LN UNIT 2	CHARLOT NC	28207	
<u>2020-002</u>	12712225	HACKNEY	BRIANA	2728 FLINTGROVE RD	CHARLOT NC	28226	
<u>2020-002</u>	12712226	LEWISON	JOHN T	2506 CRANBROOK LN UNIT 4	CHARLOT NC	28207	
<u>2020-002</u>	12712227	COOPER	THOMAS	14633 RUDOLPH DABEY DR	CHARLOT NC	28277	
<u>2020-002</u>	12712228	CIBIK	ANITA H	2506 CRANBROOK LN UNIT 6	CHARLOT NC	28207	
<u>2020-002</u>	12712229	PETRELLA	ANNE	2017 LYNDHURST AVE	CHARLOT NC	28203	
<u>2020-002</u>	12712230	KARDANI	LANCE	2506 CRANBROOK LN UNIT 8	CHARLOT NC	28207	
<u>2020-002</u>	12712231	KINNEY	ANTHONY P	2506 CRANBROOK LN UNIT 9	CHARLOT NC	28207	
<u>2020-002</u>	12712232	MAJITHIA	CHAITLEE VITH ^	2606 CRANBROOK LN APT 10	CHARLOT NC	28207	
<u>2020-002</u>	12712233	VINCENT B PARTNER:	LEEANN	2506 CRANBROOK LN UNIT 11	CHARLOT NC	28207	
<u>2020-002</u>	12712234	RUBIN	SHRUTI H	PO BOX 12051	CHARLOT NC	28220	
<u>2020-002</u>	12712235	CARRILLO	MARIO AYALA	2508 CRANBROOK LN APT 1	CHARLOT NC	28207	
<u>2020-002</u>	12712236	MIDDLETON	WHITNEY A	2508 CRANBROOK LN UNIT 2	CHARLOT NC	28207	
<u>2020-002</u>	12712237	OZTS	BRIAN N	2508 CRANBROOK LN UNIT 3	CHARLOT NC	28207	
<u>2020-002</u>	12712238	SCHWIPPERT	CORTLAND CUN	2508 CRANBROOK LN UNIT 4	CHARLOT NC	28207	
<u>2020-002</u>	12712239	BERDON FAMILY VEN	KELLY A	2508 CRANBROOK LN UNIT 5	CHARLOT NC	28211	
<u>2020-002</u>	12712240	SUTKOWSKI	OWEN	5029 LADY FERN CIRCLE	CHARLOT NC	28211	
<u>2020-002</u>	12712240			2508-7 CRANBROOK LN	CHARLOT NC	28207	

<u>2020-002</u>	12712241	BURNETT	HEATHER LEA	GAIL MEANS	BEISIEGEL	2508 CRANBROOK LN ,UNIT 8	CHARLOT NC	28207
<u>2020-002</u>	12712243	SHANNON	KATHRINE	HUGH	SHANNON	2508 CRANBROOK LN UNIT 9	CHARLOT NC	28207
<u>2020-002</u>	12712244	SEPULVEDA	ELENA			5514 GORDONVALE PL	CHARLOT NC	28226
<u>2020-002</u>	12712245	GODLA	ERIN H			2508 CRANBROOK LN UNIT 11	CHARLOT NC	28207
<u>2020-002</u>	12712246	SUNRAY MANAGEME				3358 WILLOW OAK RD	CHARLOT NC	28209
<u>2020-002</u>	12712247	BAUER	KRISTINA L			2510 CRANBROOK LN UNIT 2	CHARLOT NC	28207
<u>2020-002</u>	12712248	SUNAR	RAMESH K			2518-04 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712249	HILL	MICHAEL J	MAEBETH G	HILL	2226 GREENWAY AVE	CHARLOT NC	28204
<u>2020-002</u>	12712250	BCCR PROPERTIES LL				2210 ROSWELL AVE APT 203	CHARLOT NC	28207
<u>2020-002</u>	12712251	BARGER	STACY N			2510-6 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712252	ROMAHN	GLENN CHARLE	MICHELLE ELC	ROMAHN	2510 CRANBROOK LN,UNIT 7	CHARLOT NC	28207
<u>2020-002</u>	12712253	SANTANGELO	NICKOLAS E			2510 CRANBROOK LN APT 8	CHARLOT NC	28207
<u>2020-002</u>	12712254	MORGAN	MARK L			2510-9 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712255	SHERMAN	SCOTT A			2510 CRANBROOK LN UNIT 10	CHARLOT NC	28207
<u>2020-002</u>	12712256	MOODY	STUART ALLEN .			2510 CRANBROOK LN UNIT 11	CHARLOT NC	28207
<u>2020-002</u>	12712257	MAGUIRE	EMILY M			3509 MANOR HOUSE DR	CHARLOT NC	28207
<u>2020-002</u>	12712258	WHELAN	TIMOTHY C	MEEGAN BAR	WHELAN	2510 CRANBROOK LN UNIT 13	CHARLOT NC	28207
<u>2020-002</u>	12712259	CASCINI	CHAD			2510 CRANBROOK LN UNIT 14	CHARLOT NC	28207
<u>2020-002</u>	12712260	VELSOR	MEREDITH J VALYDIA B	PETREA		2510 CRANBROOK LN UNIT 15	CHARLOT NC	28207
<u>2020-002</u>	12712261	BCCR PROPERTIES LL				210 ROSWELL AVE APT 203	CHARLOT NC	28207
<u>2020-002</u>	12712262	REED	TABITHA F			2510 CRANBROOK LN UNIT 17	CHARLOT NC	28207
<u>2020-002</u>	12712263	ZITO	BRIAN M			2510 CRANBROOK LN UNIT 18	CHARLOT NC	28207
<u>2020-002</u>	12712264	MLV FUTURES LLC				PO BOX 12051	CHARLOT NC	28220
<u>2020-002</u>	12712265	BLUE HERON WAY IN				PO BOX 12051	CHARLOT NC	28220
<u>2020-002</u>	12712266	CLINE	CANDACE A			2510 CRANBROOK LN UNIT 21	CHARLOT NC	28207
<u>2020-002</u>	12712267	CRISPIN	SARAH MOREHI			2510 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712268	MANN	AMBER			2510 CRANBROOK LN UNIT 23	CHARLOT NC	28207
<u>2020-002</u>	12712269	BROOKMON	MICHAEL FRAN LINDSAY N	MORROW		2510 CRANBROOK LN APT 24	CHARLOT NC	28207

<u>2020-002</u>	12712271	WISE	AUSTIN BRUCKE	CHARLOT NC	28207		
<u>2020-002</u>	12712272	DIMAL	ROSE C	CHARLOT NC	28207		
<u>2020-002</u>	12712273	CHIN	BEVERLY A	CHARLOT NC	28207		
<u>2020-002</u>	12712274	DEBUNEUR	JACQUES DAN-E	CHARLOT NC	28210		
<u>2020-002</u>	12712275	MCGILL	MELISSA DIANE	CHARLOT NC	28207		
<u>2020-002</u>	12712276	WILLIAMSON	JACOB	PO BOX 470364	CHARLOT NC	28247	
<u>2020-002</u>	12712277	KRAFT	SHANNON	2512-8 CRANBROOK LN	CHARLOT NC	28207	
<u>2020-002</u>	12712278	CORBIN	SEAN D	307 CHATTIN CIRCLE	BENTONV AR	72712	
<u>2020-002</u>	12712279	THEISEN	MAGGIE	2512 CRANBROOK LN APT 10	CHARLOT NC	28207	
<u>2020-002</u>	12712280	SPENCE	JOURDAN ELIZA	2512 CRANBROOK LN UNIT 11	CHARLOT NC	28207	
<u>2020-002</u>	12712281	MCCOMB	MEREDITH	2512 CRANBROOK LN UNIT 12	CHARLOT NC	28207	
<u>2020-002</u>	12712282	BONASERA	ALLISON	9516 DEER SPRING LN	CHARLOT NC	28210	
<u>2020-002</u>	12712283	BARRY	THOMAS F	3911 AMYINGTON DRIVE	CHARLOT NC	28226	
<u>2020-002</u>	12712284	RAJAGOPAL	NEELASREE	2514 CRANBROOK LN UNIT 3	CHARLOT NC	28207	
<u>2020-002</u>	12712285	BRICE	OWEN F	2514 CRANBROOK LN Unit 4	CHARLOT NC	28207	
<u>2020-002</u>	12712286	HUBER	ERIN	2514 CRANBROOK LN UNIT 5	CHARLOT NC	28207	
<u>2020-002</u>	12712287	HEUAY	JASON	2514-6 CRANBROOK LANE	CHARLOT NC	28207	
<u>2020-002</u>	12712288	KERLIN	WILLIAM	920 BLACK OAK DR	MATTHEV NC	28207	
<u>2020-002</u>	12712289	THORNDYKE	DOUGLAS R	2514 CRANBROOK LN UNIT 8	CHARLOT NC	28207	
<u>2020-002</u>	12712290	LIBERTI	CHRISTOPHER N EJONA	LIBERTI	2514 CRANBROOK LN UNIT 9	CHARLOT NC	28207
<u>2020-002</u>	12712291	JONES	ANITA D	2514 CRANBROOK LN APT 10	CHARLOT NC	28207	
<u>2020-002</u>	12712292	SPH ONE LLLP		1301 2ND AVE FL 31	SEATTLE WA	98101	
<u>2020-002</u>	12712293	DUNN	TERESA	2514 CRANBROOK LN UNIT 12	CHARLOT NC	28207	
<u>2020-002</u>	12712404	WILLIAMS	RACHEL A	235 CROWNSGATE CT	CHARLOT NC	28207	
<u>2020-002</u>	12712405	JONES	WILLIAM E JR	3705 EASTOVER RIDGE UNIT 14	CHARLOT NC	28211	
<u>2020-002</u>	12712406	MCLANAHAN	GEORGE I	243 CROWNSGATE CT UNIT 24:	CHARLOT NC	28207	
<u>2020-002</u>	12712407	MORRIS	STEPHEN H	247 CROWNSGATE CT	CHARLOT NC	28207	
<u>2020-002</u>	12712408	TAVEL	CHRISTINE D	253 CROWNSGATE CT	CHARLOT NC	28207	

<u>2020-002</u>	12712431 CROWNSGATE TOWN ASSOCIATION #1			% CLINE & CO 1711 E BLVD		CHARLOT NC	28203
<u>2020-002</u>	12712433 VERRATTI	KELLY	MICHAEL J	VERLATTI	2504-01 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712434 BARNES	BRIAN			2504-02 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712435 SHULTZ	CHRISTOPHER L MEGAN LEAN SHULTZ			2504 CRANBROOK LN APT 3	CHARLOT NC	28207
<u>2020-002</u>	12712436 MACKIN	STACEY			2504 CRANBROOK LN UNIT 4	CHARLOT NC	28202
<u>2020-002</u>	12712437 DEMPSEY	DANA M			2504 CRANBROOK LN UNIT 5	CHARLOT NC	28207
<u>2020-002</u>	12712438 GLASSER	DANIEL R	LISA O	FORTIN	2504 CRANBROOK LN UNIT 6	CHARLOT NC	28207
<u>2020-002</u>	12712439 FORTIN	ERIC R			1258 GREENSIDE DR	CONCORD NC	28027
<u>2020-002</u>	12712440 LIU	HAOTIAN			2504 CRANBROOK LN UNIT 8	CHARLOT NC	28207
<u>2020-002</u>	12712501 HARRIS	LONICA			2516 CRANBROOK LN, UNIT 1	CHARLOT NC	28207
<u>2020-002</u>	12712502 BEY HOLDINGS LLC				PO BOX 470433	CHARLOT NC	28247
<u>2020-002</u>	12712503 HICKEY	KEVIN M			2516 CRANBROOK LN UNIT 3	CHARLOT NC	28207
<u>2020-002</u>	12712504 KELLER	KYLE P			2516 CRANBROOK LN UNIT 4	CHARLOT NC	28207
<u>2020-002</u>	12712505 SAXENA	ASHA			2255 W MARTIN LUTHER KING	CHARLOT NC	28202
<u>2020-002</u>	12712506 BALLINGER	MARGARET A			2516-6 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712507 DE ARMAS	ALBERTO J			335 DOGGETT ST APT 106	CHARLOT NC	28203
<u>2020-002</u>	12712508 THE BEATRICE C GR/			AS SET FORTH 266 S CANTERBURY RD		CHARLOT NC	28211
<u>2020-002</u>	12712509 THOMPSON	KATHRYN SLEX#			2516 CRANBROOK DR UNIT 9	CHARLOT NC	28207
<u>2020-002</u>	12712510 COOPER	PEGGY			2516 CRANBROOK LN UNIT 10	CHARLOT NC	28207
<u>2020-002</u>	12712511 BAILEY	MARCUS ORLA			2516 CRANBROOK LN UNIT 11	CHARLOT NC	28207
<u>2020-002</u>	12712512 SHAREEF	AMIRAH			2516-12 CRANBROOK LN	CHARLOT NC	28210
<u>2020-002</u>	12712513 BLEICHNER	JAVIER			888 S DOUGLAS RD UNIT 804	CORAL G/F	33134
<u>2020-002</u>	12712514 ARAIN	SHAZIA			2518 CRANBROOK LN UNIT 2	CHARLOT NC	28207
<u>2020-002</u>	12712515 COOK	TONIA LYNETTE			2518 CRANBROOK LN UNIT 3	CHARLOT NC	28207
<u>2020-002</u>	12712516 SVNAR	RAMESH K			2518 CRANBROOK LN UNIT 4	CHARLOT NC	28210
<u>2020-002</u>	12712517 LOCKABY	MALONE E			2518 CRANBROOK LN UNIT 5	CHARLOT NC	28207
<u>2020-002</u>	12712518 MCHALE	KATHLEEN			16822 LAVRGATE RD	CHARLOT NC	28078
<u>2020-002</u>	12712519 CIBIK	LANCE L			2017 LYNDHURST AVE	CHARLOT NC	28203

<u>2020-002</u>	12712520 ADCOCK	GARY LYNN	704 E 10TH ST	CHARLOT NC	28202
<u>2020-002</u>	12712521 ROCK	EDWARD JOSEP DALIA HERREFROCK	PO BOX 1866	CLEMSON SC	29633
<u>2020-002</u>	12712522 JACKSON	MATTHEW R LAUREN K JACKSON	2518 CRANBROOK LN UNIT 10	CHARLOT NC	28207
<u>2020-002</u>	12712523 ROBERS	MEGAN E	2518-11 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712524 LITTLE	BLAKE	2518-12 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712525 WALENT	MARY ELLEN	2518-13 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712526 GILSON	ERIN E	2518 CRANBROOK LN UNIT 14	CHARLOT NC	28207
<u>2020-002</u>	12712527 FLECK	JANELLE MARIE	2518 CRANBROOK LN UNIT 15	CHARLOT NC	28207
<u>2020-002</u>	12712528 WALTER CYZNER LIVI	WALTER CYZNER	54 PATTON DR	YONKERS NY	10710
<u>2020-002</u>	12712529 JAMES	ASHELYN N	2518 CRANBROOK LN UNIT 17	CHARLOT NC	28207
<u>2020-002</u>	12712530 VACHHANI	RAJ HARSUKHL	2518 CRANBROOK LN UNIT 18	CHARLOT NC	28207
<u>2020-002</u>	12712531 STRAUSS	THOMAS D	2518 CRANBROOK LN UNIT 19	CHARLOT NC	28207
<u>2020-002</u>	12712532 TATMAN	GUNHAN H ZERRIN	3518 CRANBROOK LN UNIT 20	CHARLOT NC	28207
<u>2020-002</u>	12712533 CYZNER	RONNIE LISA	2132 TUCKERBUNN DR	CHARLOT NC	28270
<u>2020-002</u>	12712534 WHITESIDES INVEST		2518 CRANBROOK LN	CHARLOT NC	28207
<u>2020-002</u>	12712535 JACOBSON	COLBY ANNE	2518 CRANBROOK LN UNIT 23	CHARLOT NC	28207
<u>2020-002</u>	12712536 BURNS	BRENT JON NILSA	MALDONADO 134 MUSSEL LN	MOORES NC	28117

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting-- Rezoning Petition # 2020-002 filed by The Drakeford Company, LLC to rezone approximately .55 acres located at 2547 / 2549 Vail Ave. / 2543 / 2545 Vail Ave. to allow the development of two duplexes.

Date and Time
of Meeting: Wednesday, February 26, 2020 at 6:15pm – 7:15pm.

Place of Meeting: St. John's Baptist Church, 300 Hawthorne Ln. Charlotte NC 28204

Petitioner: Saussy Burbank / The Drakeford Company

Petition No.: 2020-002

We are assisting Saussy Burbank (the "Petitioner") in connection with a Rezoning Petition we have filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .55 acre site (the "Site") located at 2547/ 2549 Vail Ave. and 2543 / 2545 Vail Ave. The proposed rezoning will permit the development of two duplexes.

Two duplexes currently occupy the site. However, the current R-22MF zoning allows for as many as 12 multi-family units. The proposed UR-2(CD) zoning will limit the site to two duplexes and other conditions established in the petition. A setback reduction is the primary change that the rezoning will allow. The preliminary site plan is attached.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, February 26, 2020, 6:15pm – 7:15pm at St. John's Baptist Church, 300 Hawthorne Ln., Charlotte, NC.

The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition. In the meantime, should you have any questions or comments about this matter, please contact Bobby Drakeford, at bobby@tdcrealestate.com or 704-344.0332, ext-302.

cc: Larken Egleston, City Council District One Representative

Date Mailed: 2/12/20

Exhibit C

Community Meeting Sign-In Sheet

**Petitioner: The Drake Company / Saussy Burbank
Vail Ave.**

Petition: 2020 – 002

St. John's Baptist Church

300 Hawthorne Lane, Charlotte, NC

Wednesday February 26th, 2020

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Exhibit D

Elizabeth Community – Paired Townhome Project

Community Meeting Rezoning Petition #2020-002

St. John's Baptist Church
300 Hawthorne Lane
Charlotte NC
Wednesday February 26, 2020

Project Team:



SAUSSY BURBANK

PETER T. HARAKAS

peter.harakas@saussyburbank.com



Bobby Drakeford
bobby@tdcrealestate.com



Agenda

- Property Location / Site Plan
- Zoning Overview
- Proposed Rezoning / Rezoning Process
- Design Concepts / Exterior Features
- Project Schedule
- Feedback and Questions

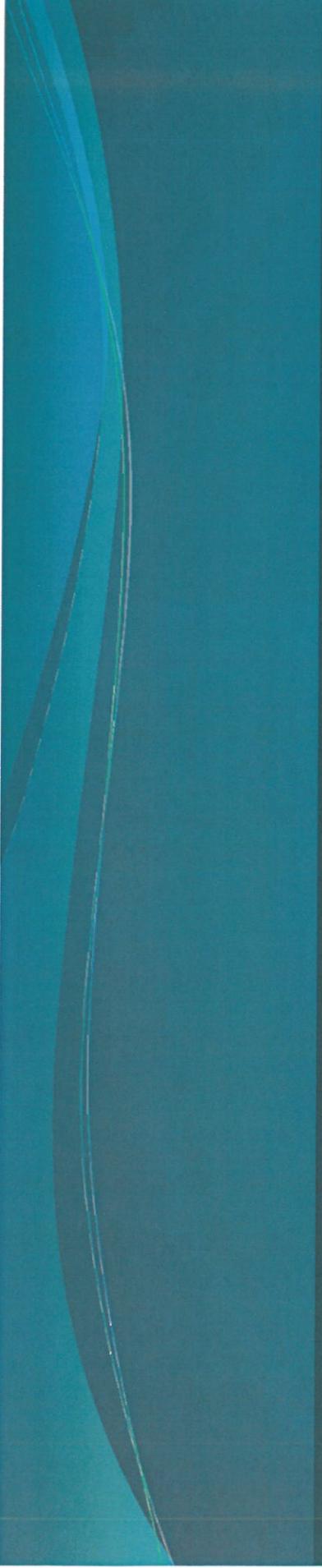
Property Location / Site Plan

Location



Site Plan





Zoning Overview

Zoning Overview

- Current Zoning: R -22MF (allows for up to 14 units)
- Proposed Zoning: UR-2(CD) (allows for units identified in plan)
- Addresses: 2547/2549 Vail Ave. and 2553/2555 Vail Ave.
- Proposed Use: Residential

CHARLOTTE CODE

PART 3 : MULTI-FAMILY DISTRICTS

- (a) All buildings and off-street parking and service areas shall be separated by a Class C buffer from any abutting property used and/or zoned residential, as per the requirements of Section 12.302;
- (b) The use will be located on a lot that fronts a collector, minor thoroughfare or major thoroughfare; and
- (c) Primary vehicular access to the use will not be provided by way of a residential local (Class VI) street.
- (d) It contains not more than thirty thousand (30,000) square feet.

Section 9.305. Development standards for multi-family districts.

All uses and structures permitted in the R-8MF, R-12MF, R-17MF, R-22MF, and R-43MF districts shall meet the applicable development standards established in this Section and all other requirements of these regulations:

(1) Area, yard and bulk regulations shall be as follows:

	R-8MF	R-12MF	R-17MF	R-22MF	R-43MF
(a) Maximum Residential Density (Dwelling units per acre) ¹	8.0	12.0	17.0	22.0	43.0
(b) Maximum floor area ratio for nonresidential buildings ⁹	.50	.50	.50	.50	.50
(c) Minimum lot area (square feet) ²					
- Detached dwellings	3,500	3,500	3,500	3,500	3,500
- Duplex dwellings ¹³	6,500	6,500	6,500	6,500	6,500
- Triplex dwellings ¹⁵	9,500	9,500	9,500	9,500	9,500
- Quadruplex dwellings ¹⁵	11,500	11,500	11,500	11,500	11,500
- Multi-family dwellings ¹⁶	11,500	11,500	11,500	11,500	11,500
- All Other buildings	12,000	12,000	12,000	12,000	12,000
(d) Minimum lot width (feet)					
- Detached dwellings	40	40	40	40	40
- Duplex, triplex and quadruplex dwellings	55	55	55	55	55
- Multi-family dwellings	55	55	55	55	55
- All other buildings	80	80	80	80	80
(e) Minimum setback from the right-of-way along a designated thoroughfare and public streets (feet) ^{17,18,19(t)}					
- Detached, duplex, triplex and quadruplex dwellings	20	20	20	20	20
- All other buildings, including planned multi-family developments (except as provided for in Section 9.303(19(t)))	30	30	30	30	30

PART 3 : MULTI-FAMILY DISTRICTS

(Permit No. 2010-073 & 9.305(1)(e), 12/26/10)
(Permit No. 2014-038 & 9.305(1)(e), 10/20/2014)

	R-8 MF	R-12 MF	R-17 MF	R-22 MF	R-43 MF
(e2) Minimum setback from right-of-way along local and collector streets (feet) 3.10.1.1.2.1.3.1.4					
- Detached, duplex, triplex and quadruplex dwellings	17	17	17	17	17
- All other buildings, including planned multi-family developments (except as provided for in Section 9.305(1)(l))	27	27	27	27	27
<i>(Permit No. 2010-073 & 9.305(1)(e), 12/26/10)</i>					
Lots along right-of-way Approved prior to 12-20-2010 below					
- Detached, duplex, triplex and Quadruplex	20	20	20	20	20
- Dwellings - All other buildings, including Planned multi-family developments (except As provided for in Section 9.305(1)(l))	30	30	30	30	30
Or					
(f) Minimum side yard (feet) 4.1.12					
- Detached, duplex, triplex and quadruplex dwellings	5	5	5	5	5
- Planned multi-family developments adjoining single family developed or zoned land ⁵	20	20	10	10	10
- Non-residential buildings adjoining single family zoning districts	20	20	20	20	20
- All other planned multi-family developments and all other nonresidential building ⁶	10	10	5	5	5
<i>(Permit No. 2011-038 & 9.305(1)(g), 07/18/2011)</i>					
(g) Minimum rear yard (feet)					
- Detached, duplex, triplex and quadruplex dwellings	20	20	20	20	20
- All other buildings, including planned multi-family developments (except as required below)	40	40	40	40	40
- Planned multi-family developments adjoining single family developed or zoned land 5.8.11	50	50	40	40	40
<i>(Permit No. 2006-18, 89-105(1)(g), 03/29/2006)</i>					
(h) Minimum open space (%) excluding detached dwellings⁶					
<i>(Permit No. 2007-30, 89-305(1)(g), 03/29/2007)</i>					
(i) Maximum building coverage for detached dwellings only					
<i>(Permit No. 2007-30, 89-305(1)(g), 03/29/2007)</i>					

----- See Table 9.305(1)(i) -----

(f) Minimum side yard (feet) 4.1.12

- Detached, duplex, triplex and quadruplex dwellings
- Planned multi-family developments adjoining single family developed or zoned land⁵
- Non-residential buildings adjoining single family zoning districts
- All other planned multi-family developments and all other nonresidential building⁶

(g) Minimum rear yard (feet)

- Detached, duplex, triplex and quadruplex dwellings
- All other buildings, including planned multi-family developments (except as required below)
- Planned multi-family developments adjoining single family developed or zoned land 5.8.11

(h) Minimum open space (%) excluding detached dwellings⁶

(i) Maximum building coverage for detached dwellings only

(e2) Minimum setback from right-of-way along local and collector streets (feet) 3.10.1.1.2.1.3.1.4

- Detached, duplex, triplex and quadruplex dwellings
- All other buildings, including planned multi-family developments (except as provided for in Section 9.305(1)(l))

(Permit No. 2010-073 & 9.305(1)(e), 12/26/10)

(Permit No. 2014-038 & 9.305(1)(e), 10/20/2014)

(Permit No. 2011-038 & 9.305(1)(g), 07/18/2011)

(Permit No. 2006-18, 89-105(1)(g), 03/29/2006)

(Permit No. 2014-038 & 9.305(1)(g), 10/22/2014)

(Permit No. 2007-30, 89-305(1)(g), 03/29/2007)

(Permit No. 2007-30, 89-305(1)(g), 03/29/2007)

PART 3 : MULTI-FAMILY DISTRICTS

Table 9.305(1)(i)
Maximum Building Coverage for Detached Dwellings

Single Family Lot Size (Sq. Ft.)	Maximum Building Coverage (%)
Up to 4,000	50
4,001-6,500	45
6,501-8,500	40
8,501-15,000	35
15,001 or greater	30

(Petition No. 2007-30 & 9-30500, 06/18/07)

- (i) Maximum height (feet).⁷

(Petition No. 2007-30 & 9-30500, 06/18/07)

(Petition No. 2011-038 & 9-30511/15), 07/18/2011)

Table 9.305(1)(j)(A)
MAXIMUM HEIGHT FOR RESIDENTIAL BUILDINGS IN R-8MF AND R-12MF ZONING DISTRICTS⁸

Building Type	Base Maximum Average Height (feet)	Maximum Average Height at the Front Building Line (feet)	Height Ratio
Residential	40' Measured at the required side yard line.	48'	One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.



Conventional vs. Conditional Rezoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1 (CD)*
TOD-M	TOD-M O**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

Zoning Timeline

Zoning Timeline:

- Public Hearing - April 20th
- Zoning Committee - May 5th
- City Council Decision - May 18th

Proposed Zoning

Proposed Zoning

New Building Description

- Number of Units: Four
- Number of Buildings: Two
- # Stories/Height: Three / 40+/- ft.
- Building Type: Paired Townhomes (for sale)
- Ext. Features / Materials: Terraces / Brick, Hardi-Plank

Existing Buildings Description

- Number of Units: Four
- Number of Buildings: Two
- # Stories/Height: Two / 30+/- ft.
- Building Type: Duplex Apartments (for rent)
- Ext. Features / Materials: Brick

Design Concepts/ Exterior Features & Materials



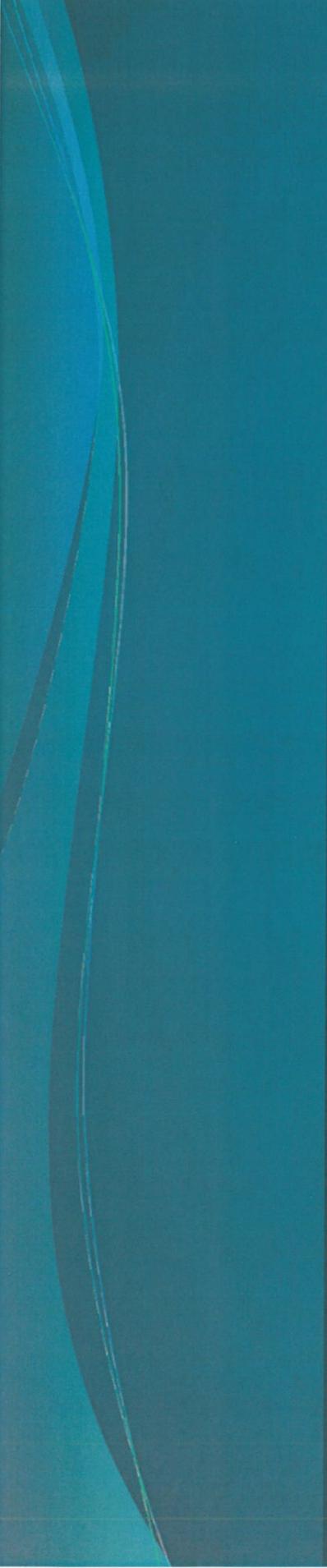




Project Schedule

Project Schedule:

- 1st Qtr. 2020 – Community / Rezoning Meetings
- 2nd Qtr. 2020 – Rezoning Approval / Design
- 3rd Qtr. 2020 – Design / Building Permits / Construction Begins
- 2nd Qtr. 2021 – Construction Completed / New Neighbors



Feedback and Questions?